Valley Road, , Sheffield, S8 9GB

- No onward Chain
- Three bedroom mid terraced property
- New roof approx fitted a year ago
- Convenient location for the park and shops
- Local schools close by
- New kitchen Installed
- Views of Meersbrook Park from the first and second floor
- Enclosed rear garden with shed for extra storage
- Sought after area
- EPC band C

Asking Price £200,000

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Nestled on Valley Road in the vibrant city of Sheffield, this charming mid-terrace house offers modern comforts and classic appeal whilst been located within walking distance of Meersbrook Park. Spanning approximately 850 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for first time buyers, families or those seeking extra space.

The newly fitted kitchen is a standout feature, providing a contemporary space for cooking and eating. The property has been thoughtfully updated with some new carpets and has been freshly painted throughout, ensuring a fresh and inviting atmosphere.

Stairs rise to the first floor which offers lovely views of Meersbrook Park, perfect for enjoying the natural beauty of the area. The bathroom is conveniently located on the first floor catering to the needs of modern living along with a double and single bedroom and with a further double bedroom located on the second floor. Outside, the enclosed rear garden, ideal for relaxation or entertaining guests during the warmer months with the benefits of an outdoor shed for additional storage.

Additionally, the roof of the property is only a year old, providing peace of mind regarding maintenance and longevity. With its proximity to Meersbrook Park and local amenities, this property is a wonderful opportunity for anyone looking to settle in Sheffield.

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Anti-money laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Co-adjute will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Co-adjute will send a secure link for you to complete the checks electronically. A non-refundable fee of £54.00 per person will apply for these checks, and Co-adjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

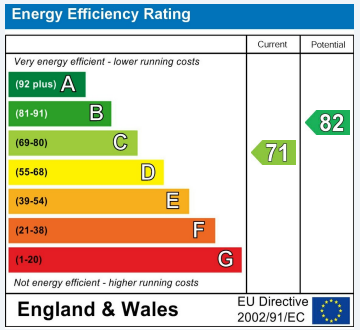
Please contact sheffield@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

546 Ecclesall Road, Sheffield, S11 8QA
Tel: 0114 267 2080 Email: sheffield@hunters.com https://www.hunters.com

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